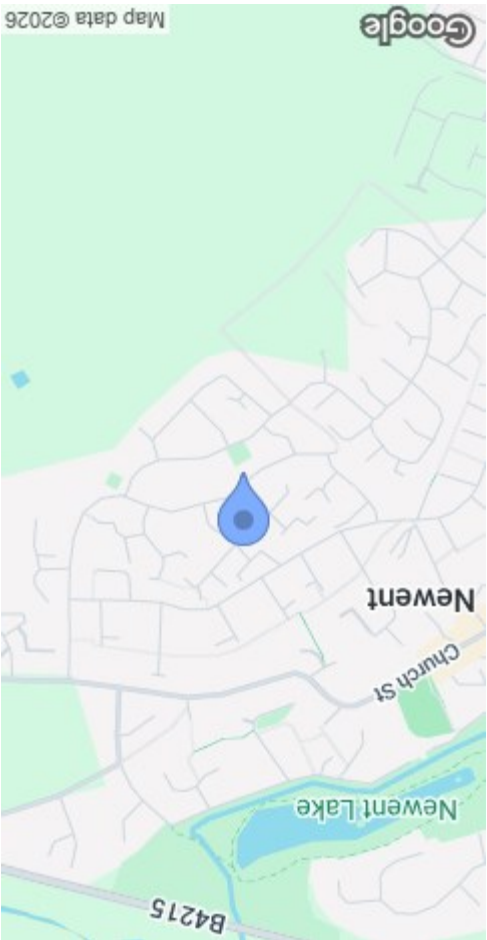


Energy Efficiency Rating	2020/21 EPC	England & Wales	2020/21 EPC	England & Wales
Very Energy Efficient (A+)	92-100	Very Energy Efficient (A+)	92-100	Very Energy Efficient (A+)
Energy Efficient (A)	81-91	Energy Efficient (A)	81-91	Energy Efficient (A)
Decent (B)	69-80	Decent (B)	69-80	Decent (B)
Needs Improvement (C)	55-68	Needs Improvement (C)	55-68	Needs Improvement (C)
Poor (D)	45-54	Poor (D)	45-54	Poor (D)
Poorer (E)	35-44	Poorer (E)	35-44	Poorer (E)
Very Poor (F)	25-34	Very Poor (F)	25-34	Very Poor (F)
Very Poor (G)	1-24	Very Poor (G)	1-24	Very Poor (G)
Current		Current		Current
Target	83	Target	83	Target



Guide Price £425,000

A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME having TWO RECEPTIONS plus CONSERVATORY, MASTER SUITE with DRESSING ROOM AND EN-SUITE SHOWER ROOM, SINGLE GARAGE and OFF ROAD PARKING, situated in the HISTORIC MARKET TOWN of NEWENT, all being sold with NO ONWARD CHAIN.

Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



THE PROPERTY

This property would undoubtedly make a lovely home. With spacious reception rooms, the property has the added benefit of having a conservatory - an ideal haven from which to enjoy the gardens and read a book quietly, or for entertaining guests whilst opening the doors leading out to the terrace in warm summer months.

The kitchen has warm cream units, complemented by oak work surfacing and the front and side windows throw in abundance of natural light. Appliances are plentiful and include a double eye-level oven, microwave, an integrated fridge / freezer and dishwasher. There are ample units for storage, including glass fronted display cabinets, a breakfast bar and a separate utility room.

Other reception rooms include a rear facing dining room and spacious front to back lounge with sliding doors onto the rear garden.

To the first floor, there are four bedrooms. The master suite is most impressive with a separate walk-in dressing room and adjoining en-suite shower room. The remaining three bedrooms are served by a family bathroom.

OUTSIDE

To the front of the property, you will find a landscaped gravelled garden with evergreen shrubs. To the side, is the single garage, having power and lighting, with off road

parking for two vehicles. The south east facing rear garden has a large terrace, a sweeping lawn and flower beds planted with various shrubs and perennials which will give an abundance of colour in the summer months.

SERVICES

Mains electricity, gas, water and drainage.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: E
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From our Newent office, proceed along the High Street, into Broad Street, into Church Street and then into Gloucester Street turning right into Onslow Road, where the property can be located on the left hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.